



Design & Access & Planning Statement

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Chartered Architects
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Applicant	Little Haven Hotel River Drive, South Shields NE33 1LH	Ecology	DWS Ecology Rainton Meadows Chilton Moor Houghton-le-Spring DH4 6PU
Master planning & Architect	Tony Hills Studio Ltd Pells Yeat Farm Kirkby Lonsdale LA6 2EH	Heritage & Archaeology	Heritage Potential Suite 16, 1 Cardale Park Beckwith Head Road Harrogate. HG3 1RY
Highways, Transportation,	Dynamic Transport Planning Ltd The Riverside, Chester-Le-Street DH3 3QR	Acoustics	PDA Acoustics Ltd 3, Bridgewater Court, Barsbank Lane, Lymm WA13 0ER
Flood Risk, Geoenvironmental	Studio Horn Ltd Annex, Old Casino 1 – 4 Forth Lane Newcastle upon Tyne NE1 5HX	Architectural Metalwork designer	CB Arts Ltd Low Mill business park, Ulverston LA12 9EE

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The Vision for the Little Haven Hotel Site

Little Haven Hotel is listed as one of the best sea-side hotels in the country, with the Certificate of Excellence & Travelers' Choice Award from TripAdvisor.

Situated in South Shields at the River Tyne's gateway, the hotel offers breath-taking views of the busy Tyne estuary and Little Haven beach.

Its north-east aspect overlooks the Grade II listed South Groyne and Iron lighthouse built in the 1860s.

The 3 star hotel was built in 1998 and extended in 2006. It provides 62 rooms, a large conservatory style restaurant overlooking the beach. There is a large private carpark, gardens and picnic area leading directly onto a sandy beach.

The hotel was bought by the present owners in 2023. The proposals are to enhance and improve facilities at the Little Haven Hotel as well as creating a Beach school and Play Hub for the children and parents of South Tyneside.

The hotel improvements will include:

- New restaurant extension with views over the Tyne Estuary along with kitchen alterations
- Extension of existing restaurant as a conference venue
- Front extension to improve entrance and create additional casual seating area
- Balconies to north-east and south-east wings to improve outlook from end bedrooms
- A gym exclusively for hotel guests within the present mounded area within the carpark
- A Beach school including café and soft play for local children
- Refurbishment of rear stores building as seating kiosks overlooking the Estuary
- New gazebo to the north-east corner of the sits to provide shelter for weddings etc
- Landscaping and fencing including specialist architectural ironwork



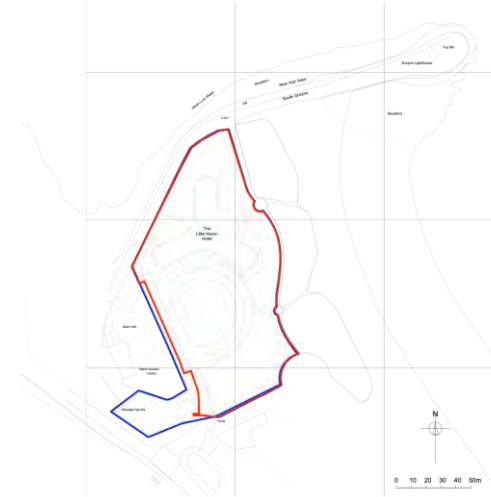
- 1.01 This Design and Access Statement is prepared by Architect, Tony Hills on behalf of the Applicants, The Little Haven Hotel Ltd.
- 1.02 The Design and Access Statement in compliance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and in accordance with guidance published by CABE.
- 1.03 The design and access statement shall:
- explain the design principles and concepts that have been applied to the development;
 - demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - explain how any specific issues which might affect access to the development have been addressed.
- 1.04 This Design and Access Statement for the **Detailed Planning Application for Extensions and Alterations to the Little Haven Hotel, Construction of a new hotel gym, Construction of a new Beach school along with all associate site. Works**
- 1.05 Drawings and reports accompanying the Detailed Planning Application:
- | | | |
|--------------------------------|------------|---|
| Design and Access Statement | 24015 P101 | Existing Site and Location Plans |
| Heritage Statement | 24015 P102 | Existing Site and Landscape Plan |
| Transportation Assessment | 24015 P103 | Proposed Site and Landscape Plan |
| Drainage and Flood Risk Report | 24015 P104 | Proposed Site Plans |
| Ecology and BNG Report | 24015 P105 | Existing Hotel Plans and Elevations |
| Acoustic Report | 24015 P106 | Proposed Hotel Plans and Elevations |
| | 24015 P107 | Beach School Plans |
| | 24015 P108 | Beach School Elevations 1 |
| | 24015 P109 | Beach School Elevations 2 |
| | 24015 P110 | Gym Plans and Elevations |
| | 24015 P111 | Entrance Gates, Gazebo and Outbuildings |
| | 24015 P112 | Construction Sequence Phase 1 |
| | 24015 P113 | Construction Sequence Phase 2 and 3 |

2.0 SITE CONTEXT

- 2.1 The site is located on River Drive, South Shields at the point where the River Tyne meets the sea.
- 2.2 The site extends to 1.4 Ha with its north east boundary fronting the river footpath along the River Tyne. The eastern boundary is adjacent to the Little Haven beach and dunes of the North Sea.

The southern boundary faces the public carpark and the Art Installation. “Conversation Piece” This was created by the renowned Spanish artist Juan Muñoz in 1999 and comprises 22 bronze figures positioned around an open space in the dunes, each approximately 1.5 metres high and around a quarter of a ton in weight. Their position at the entrance to the River Tyne welcomes visitors from both the land and sea beyond.

To the southwest are a Water Activities centre and South Shields Sailing Club with residential properties beyond the estuary at River Drive to the northwest



3.0 PLANNING CONTEXT

3.1 A Pre-Application submission was made to South Tyneside Council with response ref ENQ000325. dated 13 March 2025.

3.2 The Pre-app response identifies the following relevant Planning Policy:
“The statutory development plan comprises the Council’s adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this proposal comprise the Core Strategy 2007, South Shields Town Centre and Waterfront Area Action Plan (AAP) 2008 and Development Management Policies Development Plan Document (DPD) 2011.
Adopted supplementary planning documents are also capable of being material considerations in planning decisions.

The following policies of the South Tyneside Local Development Framework (and Supplementary Planning Documents) were considered relevant to this enquiry (not exhaustive):

LDF CS ST1 - Spatial Strategy for South Tyneside LDF CS ST2 - Sustainable Urban Living
LDF CS SC1 - Creating Sustainable Urban Areas LDF CS SC2 – Reviving our Town Centres
LDF CS SC6 – Recreational Open Space, sport and leisure LDF CS A1 - Improving Accessibility
LDF CS EA1 – Local Character and Distinctiveness LDF CS EA2 – The Coastal Zone
LDF CS EA3 – Biodiversity and Geodiversity
LDF CS EA5 – Environmental Protection LDF DM1 - Management of Development
LDF DM6 – Heritage Assets
LDF DM7 – Biodiversity and Geodiversity LDF AAP SS1 – Strategic Vision
LDF AAP SS5 – Tourism and Culture in South Shields LDF AAP SS6 – Tourism and Visitor Accommodation

LDF AAP SS9 – Entertainment, leisure and community facilities LDF AAP SS10 – Recreational opportunities

LDF AAP SS12 – Built Environment Assets

LDF AAP SS13 – Protecting Natural Environment Assets

LDF AAP SS14 – Protecting South Shields from coastal and river flooding SPD6 – Parking Standards
SPD23 Interim - Mitigation Strategy for European Sites *(for background HRA purposes as directly relates to residential development).*”



3.0 PLANNING CONTEXT CONTINUED

- 3.3 The site is located within the boundaries of the Foreshore Improvement area (SP13) which seeks to promote development of leisure and tourism and be supported by public realm improvements, the creation and enhancement and expansion of tourist attractions and visitor accommodation and infrastructure. The policy refers to the Shoreline Management plan in respect of coastal erosion and also flood risk and HRA where proposal may impact upon European sites.

National planning policy is also a material consideration in determining planning applications. Relevant national policy comprises the National Planning Policy Framework (NPPF – Dec 2024), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

- 3.4 The Pre-App response identifies the main issues to consider to be:

- Principle of development
- Impact on visual amenity and design considerations
- Residential amenity
- Heritage
- Impact on Highway safety and parking
- Ecology and Biodiversity
- Other matters including drainage and land contamination

- 3.5 With the mix of uses proposed, the application can be considered multi-functional comprising hotel uses including hotel gym, office space, storage, school space, a café hub and soft play



3.6 OPEN SPACE ASSESSMENT

3.6.1 The site lies within the Foreshore Improvement Area identified in policy document SP13: Ref map inset below.



In Summary Policy SP13 supports

Visitor attractions

Leisure and recreation facilities

Tourism-related developments

Hotels and visitor accommodation

Public realm and promenade improvements

provided they do not create unacceptable impacts on coastal processes, flood risk, or protected habitats.

3.6.2 The proposals for the Little Haven Hotel site contribute to the foreshore's role as a visitor destination. The hotel extension, restaurants and gym add to the tourist accommodation offer.

3.6.3 The South Tyneside Open Space Study 2023 does not identify the site of the Little Haven Hotel as Amenity Green Space or buffer. The site is within the private curtilage of the hotel and is part of the general foreshore.

3.6.4 The proposed development of the beach nursery provides access to the foreshore and provides unique facilities which can only be achieved next to the sea for families and children who might otherwise never visit the foreshore..

3.6.5 The site is not designated open space but aligns with the objectives of SP13.

3.6.6 The location of the development does not affect public access to the foreshore.

3.6.7 The development also improves the landscaping and creates sustainable biodiversity with the use of green roofs and living walls.

3.7 TOWN CENTRE USE ASSESSMENT

- 3.7.1 Sequential Approach: South Tyneside's Local Plan seeks to direct many "main town centre uses"—such as major retail, leisure, entertainment, offices, restaurants, and hotels—towards town centres first. Out-of-centre proposals therefore need to show there are no suitable town-centre or edge-of-centre sites available. Hotel accommodation is a recognised town-centre use.
- 3.7.2 The development of the Little Haven Hotel site is an exception. Whilst the site is located on the waterfront and foreshore and therefore outside the core South Shields town centre, the Local Plan specifically identifies the foreshore as a strategic tourism and leisure destination through Policy SP13. The policy actively supports visitor accommodation, tourism infrastructure, leisure facilities and attractions in the foreshore area.
- 3.7.3 Development that strengthens the visitor economy can therefore be justified on the waterfront even though it is not within the main shopping centre. There is therefore no competition from the proposed development to town centre uses. Indeed the development can be seen as complementary as visitors would also use town centre facilities whilst staying at the hotel.
- 3.7.4 The beach nursery does not compete with town centre uses. Its location can only be by the sea to access the beach for educational and recreational uses.
- It provides an educational/community use and supports children's outdoor learning.
It complements the seafront and tourism economy rather than being wholly unrelated to it.
It will contribute to local employment and year-round activity.
National and local planning policies generally support community facilities where impacts can be managed.

3.8 WASTE MANAGEMENT

- 3.8.1 Refuse Storage / Collection / Servicing Refuse collections and servicing currently takes place within the private site, which does not impact on the public highway network.
- 3.8.2 These arrangements will continue for the new development. The existing waste management and recycling arrangements will service the hotel and new gym:
- General waste
 - Mixed recycling
 - Commercial waste generated by the hotel
 - Waste generated by the nursery/beach school
- 3.8.3 A separate refuse and recycling enclosure within the private site will service the proposed Beach Nursery
- 3.8.4 These arrangements will not impact on the public highway network.
- 3.8.5 Because the hotel sits beside Little Haven beach and the River Tyne entrance, consideration will be given to litter management
- Waste containment
 - Prevention of waste entering the marine environment
 - Management of outdoor activity areas associated with the beach nursery
 - The beach nursery will have a site management plan showing how outdoor learning activities avoid creating litter or environmental impacts.
- 3.8.6 South Tyneside's emerging Local Plan promotes sustainable development and efficient use of resources. During construction, there will be a Waste Management Plan to be implemented by Contractors to minimise waste generation and maximise recycling and reuse of materials where possible

4.0 DESIGN

This design section assesses each area and comprises
 Hotel building alterations and extensions
 Hotel Gym
 Beach school and Soft Play
 External Works

4.1 THE HOTEL

The hotel provides 62 bedrooms, a conservatory restaurant, lounge areas and a first floor bar and lounge. It is designed with three projecting arms around the central hub of the reception. The hotel bedrooms are within the “arms” projecting north-east, north-west and south-west. Within the northern arms is the hotel conservatory restaurant

4.1.1 BEDROOMS: The bedrooms to the end gables look out onto the estuary and sea.

It is proposed to add balconies to these 4 first floor bedrooms so guests can site outside and enjoy the views. The balconies to the second floor penthouse are made of polished stainless steel with a central circular motifs. These have. Horizontal railings but also a mesh behind to prevent climbing. The proposals would reflect the polished stainless steel design and circular motif, with some amendments to the design of the horizontal rails to avoid the need for mesh.



4.1.3 RESTAURANT

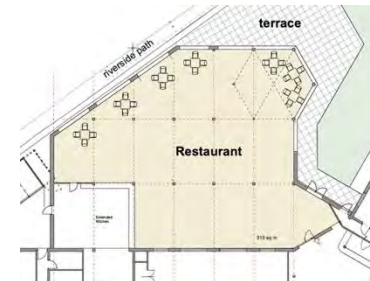
The present restaurant is located within the north elevation space between the two northern bedroom wings. It is designed as a conservatory structure. However it is remote from the main kitchens of the hotel which are within the south-westerly wing.

It is proposed to relocate the restaurant closer to the kitchen within the north-west segment of the hotel. This would bring the restaurant closer to the views of the river. The kitchens will be refurbished to suit the new restaurant location.

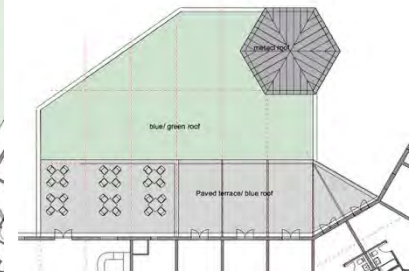
There is a retaining wall approx. 0.6m high between the riverside footpath and the hotel site. The new restaurant would be sited behind the wall with windows overlooking the activities on the river.

The restaurant extension will have a flat blue roof. A blue roof is a flat roof system designed to temporarily store rainwater and release it slowly, managing stormwater runoff, used to retain rainwater. Instead of shedding water quickly, it acts like a natural sponge, mimicking the environment by controlling discharge supporting a SUDS approach to surface water drainage. This applies to the green roof planted area and the terraces to the first floor bedrooms and terrace to upper floor bar. The preset first floor bar will then have an external terrace to adjacent to the hotel walls confined to an area enclosed with glass balustrades.

Image below show the proposed new river front elevation.



Ground floor restaurant



First floor terrace and blue roof

4.1.3 EVENTS ROOM

The present restaurant will be reconfigured and extended to provide improved events, conference and meeting room facilities. At present the structure is a glazed conservatory structure (photo below)

The proposals will extend the roof by 4m to enlarge the area. In order to maintain headroom, the glazed area of roof will be reduced and a flat roof with rooflights will replace part of the present roof. The glazed conservatory area will be retained adjacent to the building.

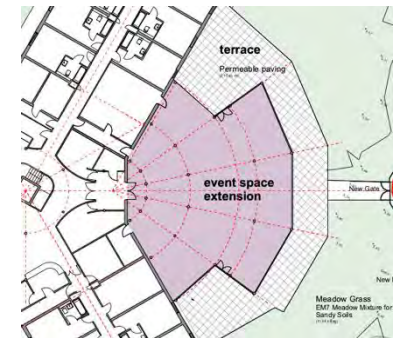


Left: CGI of proposed conference room

Right: extract of plan

Below right:
Extract of elevation showing
sliding doors to access terrace

Below: Photos of existing
restaurant to be repurposed
as conference room



4.1.4 FRONT RECEPTION & ENTRANCE

The present entrance is set within the central hub of the hotel. It is proposed to extend the front elevation facing the carpark up to the line of the carpark spaces to form a sun lounge and new entrance porch.

This area provides further lounge areas for light snacks and beverages. It also provides a separate area for walkers with dogs to enjoy the facilities at the entrance.

The ground floor extension will have a new servery linked to the reconfigured kitchen.

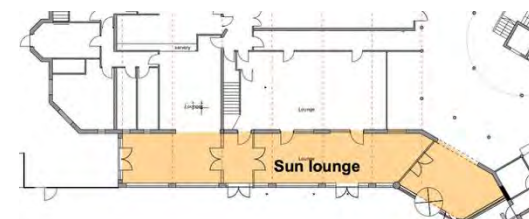
Walls will be glazed with rendered piers between windows

The extension will have a low pitch metal standing seam roof, similar to a zinc roof in appearance, but the roof will include integral solar pv panels (illustration below). These would be fed into the power usage of the building reducing the amount required from the grid.

Below left: Example of solar pv integrated metal roof
 Below centre : CGI of proposed sunlounge

Below Right: existing south elevation and entrance

Right: Extract from floor plan



4.2 THE GYM

- 4.2.1 The Hotel encourages health living and provides. A menu of healthy food.
 At present there is no gym at the hotel, but guests would welcome such a facility at the hotel.

The siting for the gym is within the grass mound at the front of the hotel. The mound is around 1.5m high above the carpark levels.

The mound is in the centre of the hotel carpark and it is thought was created when the hotel was built. There used to be a water feature on top of the mound which has not worked for many years. It is proposed to utilise the mound area to build a gym, submerged into the mound.

The mound would be excavated to allow construction of the gym, and then reformed around the gym as a replacement mound. The relationship between the original mound idea and the hotel is therefore maintained.



SITE SECTION EXISTING



4.2.2 THE GYM CONTINUED

For the gym there will need to be an entrance into the mound, and each gym area would have a fully glazed opening each side.

The gym will be only for guests of the hotel and will provide separate male and female gym areas and changing areas each with natural daylight in the end walls.

The roof will be designed as a green roof which also attenuated drainage. Images below illustrate green roofs and living walls.

Where there are the walls to the gym, these will be planted as Living Walls. The scheme has been assessed as suitable by specialist Living Wall Companies and planting will be selected to suit the marine environment. Irrigation, drainage and maintenance is included in the specialists proposals.



4.3 BEACH SCHOOL PROPOSAL FOR SOUTH TYNESIDE

- 4.3.1 The beach school is to be located within the second mounded area to the south of the hotel. Utilising a similar design concept to the gym, the second mound would be excavated and the beach school located within the mound area. The mound would then be reformed around the building.

The beach school would be a two storey building with the first floor being visible above the mound. The architectural form would have references to the geometrical forms of the hotel.

The ground floor would for the most part be submerged into the ground. It would accommodate the beach school itself and external covered play to the beach end. The mounding would be recreated around the external play to maintain a safe environment so the school play cannot be viewed from adjacent public areas.

The first floor would reflect some of the octagonal form of the hotel at the eastern end. A first floor soft play area would be created which would be open to a café area for the parents and carers of the children. Children would be allowed to integrate with the play areas and the carers.

The building will have fully glazed facades to the eastern end with a projecting balcony and glass balustrades to the sea.

The walls where visible would be Living Walls (refer gym section). Any exposed walls would be white rendered.

The roof would be covered in metal roof with the south elevation fully integrated with solar pv panels, of the same specification as shown in section 4.1.4. The areas which are not solar panel would be of the same grey appearance (similar to a zinc roof in appearance).

A lantern would be formed to the centre of the octagonal area over the soft play café area.



4.3.2 BEACH SCHOOL CONCEPT

The concept of the Beach School is to provide early years children across South Tyneside—including those in nurseries, schools, and the wider community—with access to a safe, secure, and engaging coastal learning environment.

This initiative aims to create opportunities for children to explore and understand the unique coastal landscape of South Tyneside through guided walking experiences along the shoreline.

These activities will support the extension of learning beyond the classroom, enabling children to develop knowledge of the natural environment through direct, hands-on experiences.

Importantly, the Beach School recognises that some of the youngest and most vulnerable children in South Tyneside may have limited or no access to the beach. By removing barriers to participation, this provision ensures that all children have the opportunity to experience and benefit from their local coastal environment.



Facilities and Environment

The Beach School will be designed as a purpose-built, fully accessible environment with direct access to the coastal areas without the need to cross roads, ensuring maximum safety for children and families.

The facility will include:

- Secure indoor and outdoor learning spaces
- A safe, enclosed play area for children
- Washroom and toilet facilities
- Kitchen and food provision areas
- Rest areas for children
- Spaces for group learning and mealtimes

Family Engagement

A key feature of the Beach School will be a dedicated “play and stay” area for families. This space will:

- Support parents and carers in understanding child development
- Encourage shared learning experiences between adults and children
- Provide opportunities for families to engage with the coastal environment together
- Separate but complementary play areas will be available for both children and families to explore and enjoy.

Professional Development

The facility will also include a designated area for staff training and professional development. This will allow practitioners from across South Tyneside to:

- Enhance their knowledge of outdoor and coastal learning
- Share best practices
- Deliver high-quality early years education in a unique setting

Community Impact

The Beach School will serve as a universal resource, accessible to all nurseries, schools, and families within South Tyneside. As a first-of-its-kind provision in the area, it has the potential to:

- Improve access to outdoor learning
- Promote health and wellbeing
- Strengthen community engagement
- Encourage appreciation and care for the local coastal environment

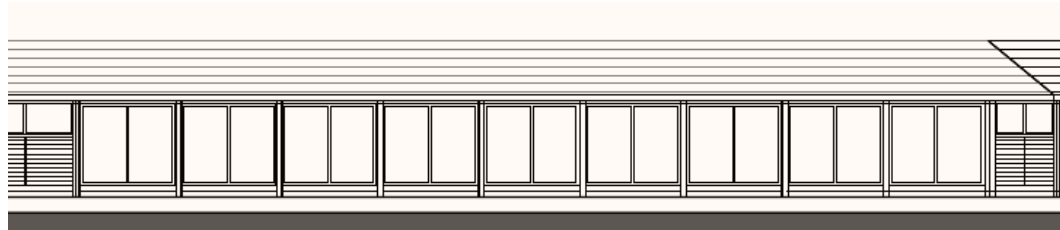
Overall, this initiative represents a significant investment in the development, wellbeing, and education of children and families across South Tyneside, and will provide lasting benefits to the wider community.

4.4 OUTBUILDINGS, GATES & GAZEBO

4.4.1 OUTBUILDINGS:

The existing outbuildings are used for general storage. These are single storey timber framed and clad buildings with the north-west boundary wall against the site boundary. There are high level blocked up windows along this boundary (photo below)

The proposal is to open up some of the bays to the north west and utilise the outbuildings as small booths for guests to use as covered space to enjoy the outlook over the Tyne Estuary.



4.4.2 SITE GATES:

The proposals include construction of new brick gateposts with steel gates at the site entrance. The gates are to demark the site entrance and would have remote sensor control for night time security, but remain open during the day. The walls would be made of brickwork to match the brickwork on the hotel.

The design would include pedestrian side gates.

The cappings would be sandstone.

The gates would be designed and manufactured by a specialist architectural metalworker and incorporate the hotel logo.



4.4 OUTBUILDINGS, GATES & GAZEBO

4.4.3 GAZEBO:

The proposals would replace the existing gazebo to the rear of the hotel. The present gazebo is in poor condition and in need of replacement.

The proposed gazebo would be located to the north-east corner of the site with a footpath lined with flowering cherry trees.

The gazebo would be used for photo opportunities for events and weddings with views through to the estuary.

The gazebo would be sited adjacent to the bronze Tortoise sculpture which looks out towards the groyne.

The posts and structural frame would be coated steel and the roof would be patinated lead.



Tortoise Sculpture



Replacement gazebo



Existing Gazebo requires replacement

5.0 ACCESS

The hotel already has level access for wheelchair users and a lift serving each floor.

All facilities will therefore have stepfree access

The Beach School will also have step free access and there will be a lift within the building to access both floors

The Gym is single storey and will have step free access

All the buildings are easily accessible by public transport, car, motor cycle and cycle users

6.0 PUBLIC CONSULTATION

Visual images of all the proposals are currently being displayed in the hotel on 5 video screens and will remain during the Planning Application Process

Articles to inform the public have been published in local newspapers

7.0 SUSTAINABILITY STATEMENT

7.1 INTRODUCTION

This Sustainability Statement has been prepared in support of the planning application for works at The Little Haven Hotel, River Drive, South Shields. The purpose of this statement is to demonstrate how the proposed development accords with the principles of sustainable development set out within the National Planning Policy Framework (NPPF) and the sustainability objectives of South Tyneside Council.

The proposal seeks to secure the long-term viability of the hotel through investment in upgraded visitor accommodation and associated facilities while minimising environmental impacts and supporting the local economy.

The proposal also demonstrates the approach taken to sustainable design for the new extensions, the gym and the Beach School. The proposals include many innovative features. such as the green and blue roof systems, the metal roofs with built-in solar pv panels, and the living walls.

It is not proposed to utilise a BREEAM assessment as the environmental benefits outlined above provide exciting sustainable benefits without the need for a BREEAM type scoring system. It is hoped that providing these enhancements will make best use of finances and resources.

7.2 SITE CONTEXT

The Little Haven Hotel occupies a prominent waterfront location at the mouth of the River Tyne within South Shields. The site is an established hotel and hospitality destination that contributes significantly to the local visitor economy.

The site benefits from:

- Existing developed land.
- Good accessibility by foot, cycle and public transport.
- Proximity to local services and visitor attractions.
- Existing utility and drainage infrastructure.

The proposed hotel extension and gym represents the enhancement of an existing tourism asset rather than development on undeveloped land.

The proposed Beach Nursery utiises land within the hotel complex to provide a Beach School adjacent to the beach as a unique facility in the area.

7.3 SUSTAINABLE DEVELOPMENT PRINCIPLES

The development supports the three dimensions of sustainable development:

Environmental

Improving the performance and efficiency of the existing building stock and reducing resource consumption.

Social

Enhancing visitor facilities, supporting accessibility and maintaining a valued local hospitality destination.
Providing unique facilities for children and their families within the locality

Economic

Supporting employment, tourism expenditure and investment within South Tyneside.

7.4 ENERGY EFFICIENCY AND CARBON REDUCTION

The proposal incorporates a fabric-first approach to energy efficiency within the construction of the new extensions and the Gym and Beach School. These significantly assist in CO₂ emissions compared to conventional construction.

Measures include:

- Solar pv renewable energy installations to new roofs
- Airsource heat pumps
- MVHR to new buildings
- Rainwater harvesting
- High levels of thermal insulation to exceed building regulations standards
- High levels of Air Tightness
- Energy efficient controls and lighting
- Smart controls and energy management systems to optimise operational performance.

The development seeks to reduce operational energy demand and associated carbon emissions compared with the existing situation.

7.5 CLIMATE CHANGE RESILIENCE

The proposal has been designed to improve resilience to future climate conditions through:

Use of living walls designed specifically for the harsh coastal environment

Use of green and blue roofs on new build reduces rainwater run off, improves biodiversity,

Analysis of overheating and correct selection of building materials for thermal mass

Efficient water management

Efficient lighting and power

The development will thus contribute towards the long-term adaptation of the building to changing environmental conditions.

7.6 SUSTAINABLE TRANSPORT

The site occupies a highly sustainable location with access to local transport networks, pedestrian routes and cycle infrastructure.

The proposal supports sustainable travel through:

- Retention and enhancement of pedestrian accessibility.
- Provision of secure cycle parking where practical.
- Encouragement of sustainable visitor travel choices.
- Potential provision of electric vehicle charging infrastructure, subject to technical feasibility.

As an existing hotel within the urban area, the development maximises the use of an accessible location and reduces the need for greenfield development elsewhere.

Likewise the Beach School is located in an area of the site previously used to mound spoil from the original hotel development (brownfield land). The hotel owners operate number of local childrens nurseries and the location by the sea for the Beach school is a unique position for the building to be located to benefit local children and their families.

7.7 WATER EFFICIENCY

The proposal incorporates water conservation measures to reduce potable water consumption and improve resource efficiency

Rainwater harvesting to feed new wc cisterns

Low flow sanitary fittings

Dual flush wcs

Water efficient appliances

Leak detection and maintenance procedures

These measures will reduce potable water consumption and improve resource efficiency.

Rainwater harvesting reduces reliance of treated public mains water to flush toilets and will contribute greatly to water conservation.

The rainwater harvesting will be applied to the new construction.

The option of using rainwater harvesting in the existing hotel has been discounted due to the high cost of needing to on completely separate piped water to all the toilets. the disruption to the hotel and costs would not be a sustainable or cost efficient measure.

7.8 MATERIALS AND CONSTRUCTION

The development will seek to utilise sustainable construction practices including:

- Use of reyclable materials and responsibly sourced materials
- Employment of green roofs and living walls
- Re-use of existing building elements where feasible.
- Selection of durable materials suitable for the marine environment.
- Reduction of embodied carbon through refurbishment and retention of existing structures.

7.9 WASTE MANAGEMENT

Construction Phase

A contractor-led waste management strategy will be implemented to:

- Minimise waste generation.
- Maximise recycling opportunities.
- Segregate waste streams.
- Ensure responsible disposal of unavoidable waste.

Operational Phase

The hotel will continue to provide facilities for:

- Recycling of paper, cardboard, glass and plastics.
- Food waste management.
- Efficient waste storage and collection arrangements.

The Beach School will have separate facilities

7.10 BIODIVERSITY AND LANDSCAPING

Where external works are proposed, opportunities will be taken to improve the visual appearance and ecological value of the site through:

- Improvements to existing landscaping and removal of invasive and non-native species within the development site.
- Additional planting where appropriate.
- Use of native and pollinator-friendly species.
- Use of green roofs and living walls

Given the developed nature of the site, the proposal focuses on delivering proportionate biodiversity improvements along with the building enhancements identified above.

7.11 ECONOMIC AND SOCIAL BENEFITS

The proposal will deliver significant economic and social benefits including:

- Continued investment in a key hospitality asset along with its long term viability
- Support for existing employment opportunities.
- Creation of construction-related employment.
- Increased visitor spending within South Shields.
- Strengthening of the local tourism economy.
- Enhancement of visitor accommodation and associated facilities.
- The unique opportunity of the Beach School on available land adjacent to the beaches.

The development supports wider regeneration and tourism objectives for South Shields and the South Tyneside area.

7.12 CONCLUSION

The proposed development represents a sustainable form of development that balances environmental, social and economic objectives.

The scheme promotes energy efficiency, resource conservation, sustainable transport and economic growth while securing the continued operation and improvement of an established hotel facility.

It is therefore considered that the proposal accords with the principles of sustainable development contained within the National Planning Policy Framework and relevant local planning policies